

## **Residential Demolition Application - 8 Pailton Crescent**

**Date:** November 5, 2024

**To:** Toronto and East York Community Council

**From:** Director and Deputy Chief Building Official - Toronto Building

**Wards:** Ward 12 (Toronto-St. Paul's)

### **SUMMARY**

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This staff report is about a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with city wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of the two-storey mixed use building containing one residential unit at 8 Pailton Crescent (Application No. 24-153614 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or to grant the application, including any conditions, to be attached to the demolition permit application because a building permit application for a replacement building has not been applied for.

The demolition application is being referred to the Toronto and East York Community Council because the building proposed to be demolished contains one residential dwelling unit and there are no replacement building permits to be issued at this time.

### **RECOMMENDATIONS**

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The Director and Chief Building Official recommends that the Toronto and East York Community Council consider the demolition permit application for 8 Pailton Crescent and decide to:

1. Refuse the application to demolish the existing two-storey mixed use building containing one residential unit at 8 Pailton Crescent because a building permit application for a replacement building has not been applied for; or
2. Approve the application to demolish the existing two-storey mixed use building containing one residential unit at 8 Pailton Crescent without conditions; or

3. Approve the application to demolish the existing two-storey mixed use building with one residential unit at 8 Pailton Crescent with the following conditions:

a. That a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;

b. that all debris and rubble be removed immediately after demolition;

c. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and,

d. that any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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There are no financial impacts to the City resulting from the recommendations in this report.

## **DECISION HISTORY**

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There is no City Council or Community Council decision history for this property.

## **COMMENTS**

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On May 24, 2024, an application was submitted to the City of Toronto seeking to demolish the existing two-storey mixed use building containing one residential unit at 8 Pailton Crescent.

The existing building is a two-storey structure. The first storey is formerly a retail store and is now vacant. In a letter from the owner dated July 18 2024, the owner advised that the second storey has one residential unit that is currently occupied. The owner further advised that a hearing was held at the Landlord and Tenant Board whereby the Member issued an interim order setting out that termination of the tenancy would be December 31, 2024. That date is contingent upon the demolition permit being granted and filed with the Board as soon as possible.

The letter from the owner further indicates that it is crucial to obtain the demolition permit in a timely manner for the tenant to have sufficient time to vacate the unit by the December 31, 2024, termination date and for the demolition of the building to proceed within a reasonable time after that date.

The subject sites located at 8 Pailton Crescent and 185 Balliol Street are proposed for a development that includes a 35-storey rental residential building with 437 residential units and a 1,120.2m<sup>2</sup> parkland dedication along Pailton Crescent. The property owner

entered into a Site Plan Agreement (Application No. 20-193801 STE 12 SA) with the City of Toronto on September 15, 2020, to facilitate the redevelopment of the subject property.

Lastly, the existing two-storey mixed use building is located on the future parkland. By demolishing this building in advance, the property owner intends to conduct necessary environmental remediation and to begin site preparation.

The application for demolition has been circulated to the Ward Councillor.

The existing building is not designated a historical building.

## **CONTACT**

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Diana Yacoub, Manager, Plan Review, Toronto and East York District  
Telephone: (416)395-7534; Email: Diana.Yacoub@toronto.ca

## **SIGNATURE**

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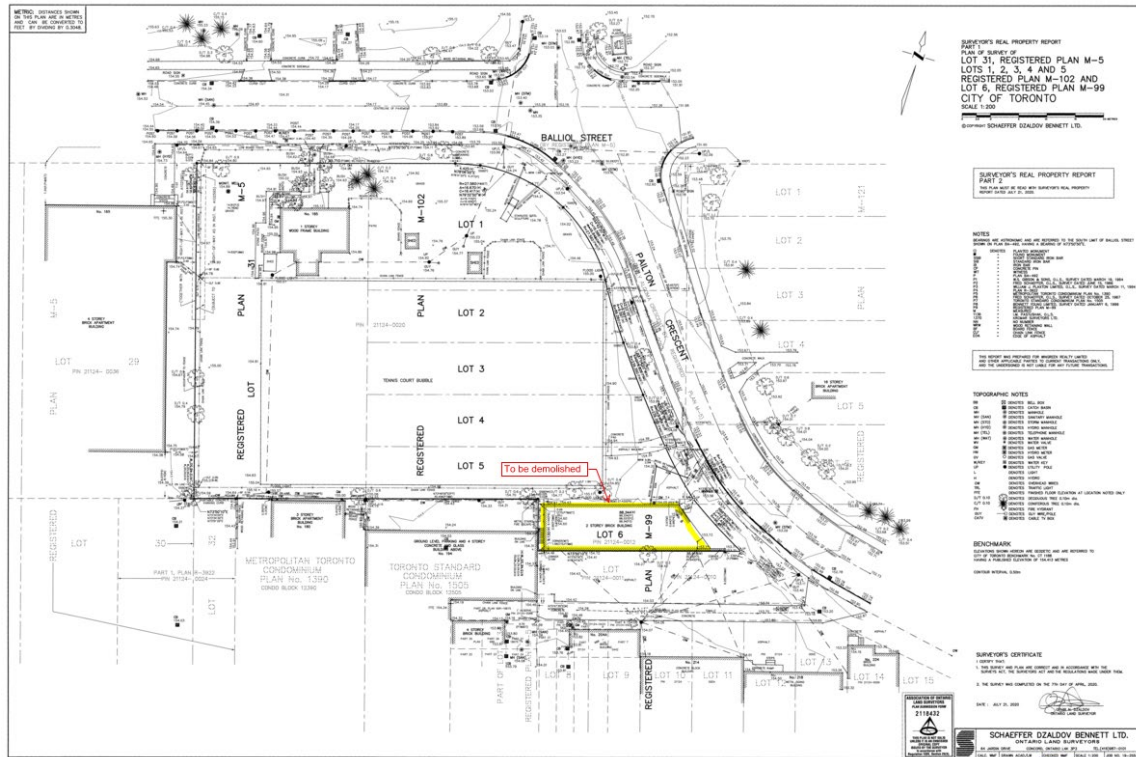
Natasha Barbini-Zappulla  
Director & Deputy Chief Building Official, Strategic and City-Wide Priorities  
Toronto Building

## **ATTACHMENTS**

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1. Site Plan
2. Photo of building
3. Google Map
4. Letter from Applicant

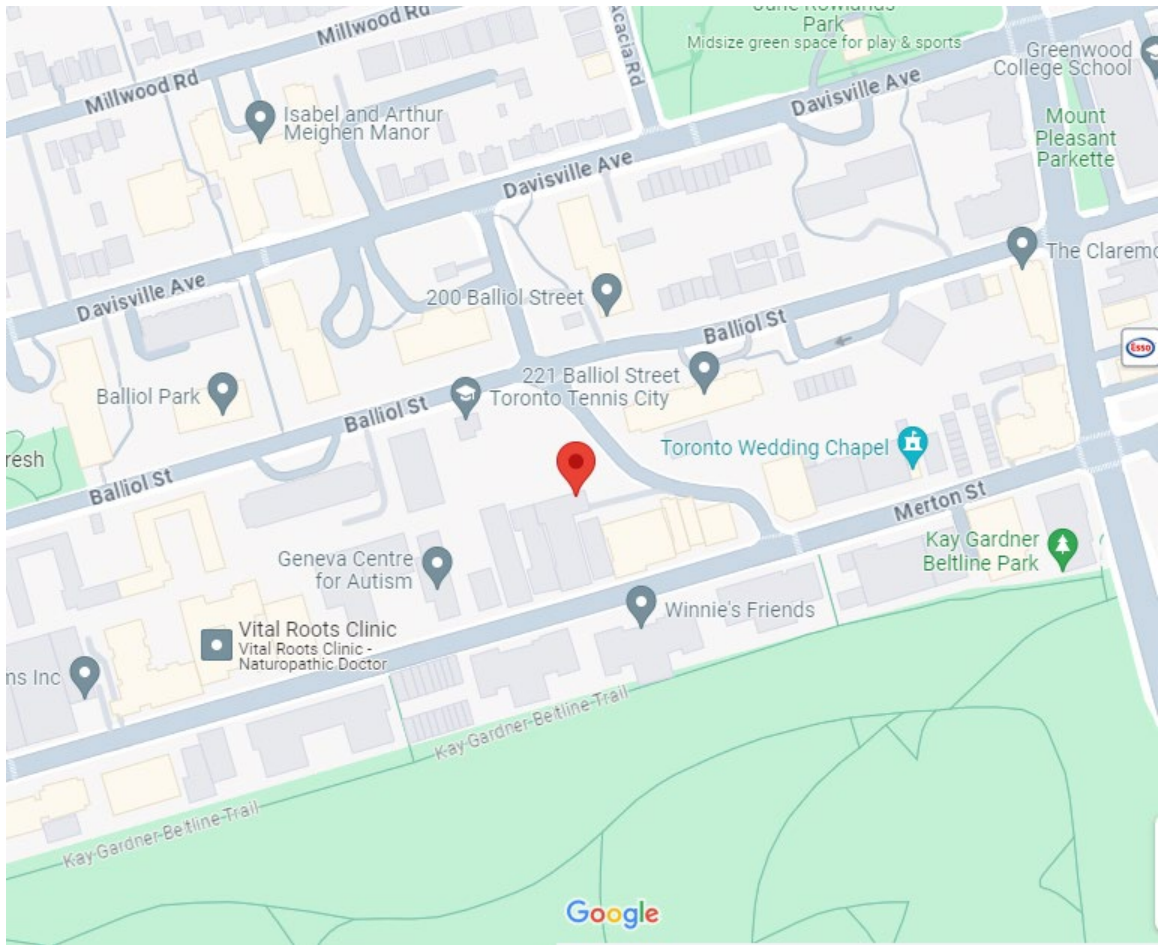
# 1. Site Plan



2. Photo of building



### 3. Google Map



#### 4. Letter from applicant



Balliol/Pailton Limited Partnership

July 18, 2024

TO: Diana Yacoub  
Manager Plan Review  
Toronto Building,  
Toronto & East York District  
100 Queen Street West  
Toronto, ON M5H 2N2

RE: **Demolition Permit 24 153614 DEM 00 DM**  
**8 Pailton Crescent**

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Hi Diana,

As discussed, and included in the application materials submitted on May 17th, 2024, we are requesting the demolition of the two-storey building located at 8 Pailton Crescent. Notice signs for the demolition were posted on June 20th.

The existing building, constructed in the 1970s and no heritage status, is a two-storey structure with a basement covering a small portion of the footprint. The ground level, formerly a convenience store, is now vacant. The second floor of 8 Pailton Crescent has one residential unit that is currently occupied. In June 2024, a hearing was held at the Landlord and Tenant Board whereby the Member issued an interim order setting out that termination of the tenancy would be December 31, 2024, but that date is contingent on the demolition permit being granted and filed with the Board as soon as possible. It is crucial to obtain the demolition permit in a timely manner in order for the tenants to have sufficient time to vacate the unit by the December 31, 2024 termination date, and for demolition of the building to proceed within a reasonable time after that date.

The subject site located at 185 Balliol Street and 8 Pailton Crescent is proposed for a development that includes a 35-storey rental building with 442 residential units and a 1120.2 m<sup>2</sup> parkland dedication along Pailton Crescent. The Zoning Amendment for this development was endorsed by the council in June 2022, and we are currently in the final steps of addressing the remaining comments on our Site Plan Application.

The existing two-storey building is located on the future parkland. Demolition is required to prepare the area, including necessary environmental remediation. We have maintained good communication with our neighbors and have prepared a construction management plan to ensure there are no issues with neighboring properties. Utility connections will be addressed upon receiving the demolition permit and planning for the demolition but will not impact the process.]

Please let us know if you have any questions. We hope this information is sufficient for your report and look forward to working with you to obtain the demolition permit and further progress the proposed development.

Regards,

Senior Development Manager  
Balliol/Pailton Limited Partnership

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